

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		BOWDOIN ST, ARLINGTON

OWNERSHIP

Owner 1:	ROHAN MICHAEL C			
Owner 2:				
Owner 3:				
Street 1:	21 BOWDOIN ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	CHILDS JOHN D/EMIKO -		
Owner 2:	TRS/CHILDS LIVING TRUST -		
Street 1:	1801 BLUEBELL AVENUE		
Twn/City:	BOULDER		
St/Prov:	CO	Cntry	
Postal:	80302		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Wood Shingle Exterior and 1060 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	529,700			529,700
Total Card	0.000	529,700			529,700
Total Parcel	0.000	529,700			529,700
Source: Market Adj Cost	Total Value per SQ unit /Card:		499.72	/Parcel: 499.72	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	529,700	0	.		529,700		Year end	12/23/2021
2021	102	FV	406,800	0	.		406,800		Year End Roll	12/10/2020
2020	102	FV	400,700	0	.		400,700	400,700	Year End Roll	12/18/2019
2019	102	FV	417,000	0	.		417,000	417,000	Year End Roll	1/3/2019
2018	102	FV	368,600	0	.		368,600	368,600	Year End Roll	12/20/2017
2017	102	FV	335,800	0	.		335,800	335,800	Year End Roll	1/3/2017
2016	102	FV	335,800	0	.		335,800	335,800	Year End	1/4/2016
2015	102	FV	310,100	0	.		310,100	310,100	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

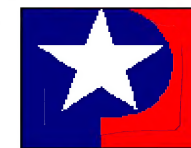
Date	Result	By	Name
12/14/2020	SQ Returned	JO	Jenny O
11/19/2020	SQ Mailed	MM	Mary M
5/30/2018	Measured	DGM	D Mann
2/7/2002	Inspected	PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
__ / __ / __

[illegible]

Spl Credit		Total:	
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APPAISED:	529,700 /	529,700
USE VALUE:	529,700 /	529,700
ASSESSED:	529,700 /	529,700



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Type:	99	- Condo Conv	
Sty Ht:	2	- 2 Story	
(Liv) Units:	1	Total:	1
Foundation:	2	- Conc. Block	
Frame:	1	- Wood	
Prime Wall:	1	- Wood Shingle	
Sec Wall:			%
Roof Struct:	2	- Hip	
Roof Cover:	1	- Asphalt Shgl	
Color:	BROWN		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1916	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	51.000000000
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2		Baths: 1		HB					

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	3	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	5	- Steam	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	Total:	10.8%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	1.03929210
Adj \$ / SQ:	427.929
Other Features:	60500
Grade Factor:	1.10
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	593790
Depreciation:	64129
Depreciated Total:	529661

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,060	427.930	453,600
Net Sketched Area:		1,060	Total:	453,600
Size Ad	1060 Gross Area	1060	FinArea	1060

SUB AREA DETAIL

[illegible]

IMAGE

